



**BEACON HILL ARCHITECTURAL COMMISSION
PUBLIC HEARING MINUTES**

Boston City Hall
Boston, MA, 02201 (Held Online Only)

OCTOBER 20, 2022

COMMISSIONERS PRESENT: *Arian Allen, Edward Fleck, Annette Given, Mark Kiefer, Alice Richmond*

STAFF PRESENT: *Nicholas Armata, Senior Preservation Planner*

COMMISSIONERS ABSENT: *Wen Wen, Ralph Jackson*

A full recording of the hearing is available at:
<https://www.boston.gov/historic-district/beacon-hill-architectural-district>

5:05 PM:

Chair M. Kiefer called the public hearing to order. He explained that, pursuant to the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, that the public hearing was being conducted virtually via the online meeting platform Zoom in order to review Design Review applications. He also briefly explained how to participate in the online hearing.

I. VIOLATIONS

APP # 23.0231 BH 87 BEACON STREET

5:02PM

Applicant: Daniel Settlemayer

Proposed Work: Ratification of unapproved door intercom

Project Representative: Aileen Benson presenting.

Documents Presented: The Commissioners reviewed a presentation consisting of photos of the existing conditions (photos of the violation).

Discussion Topics: Commissioners discussed the material and visibility of the intercom, the preexisting conditions, the illumination of the intercom and the installation without the approval of the Commission. The Commission also discussed the resolution of the violation; whether it is a brass box or replacement of the intercom and repair of the entry vestibule.

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Public Comment: Rob Whitney, neighbor, emphasized the importance of flush mounting the intercom and maintaining low illumination. Holland Ward, neighbor, supported concealment of the intercom system.

There was no vote on this agenda item, the applicant will return to the Commission once a design has been selected.

II. DESIGN REVIEW

APP # 23.0168 BH 94 BEACON STREET #1

5:19PM

Applicant: Jason Brickman

Proposed Work: At rear façade install new stone garage door header. Install new light fixture above garage door.

Applicant failed to appear.

COMMISSIONER M. KIEFER MOTIONED TO DENY THE APPLICATION W/O PREDJUDICE DUE TO FAILURE TO APPEAR. COMMISSIONER A. ALLEN SECONDED THE MOTION. THE VOTE WAS 5:0:0 (Y: AA, AG, EF, MK, and AR)

APP # 22.1188 BH 131 CAMBRIDGE STREET

5:20PM

Applicant: Michael Moehring

Proposed Work: New garden toolshed

Project Representative: Michael Moehring

Documents Presented: The Commissioners reviewed a presentation consisting of photos of existing conditions and plans for the proposed work.

Discussion Topics: The Commissioners discussed the appropriateness of the color, material, and overall appearance of the proposed toolshed. They also discussed the shed's visibility from different vantage points on Cambridge Lynde Street and Staniford Street. Alternate location options were also discussed. Staff mentioned that a letter of support was submitted by Historic New England with stipulations of the approval.

Public Comment: Richelle Gewertz of the Beacon Hill Civic Association (BHCA) supported the application.

COMMISSIONER M. KIEFER MOTIONED TO APPROVE THE APPLICATIONS AS SUBMITTED. COMMISSIONER E. FLECK SECONDED THE MOTION. THE VOTE WAS 5:0:0 (Y: AA, AG, EF, MK, and AR)



APP # 23.0300 BH 7 LOUISBURG SQUARE

5:33PM

Applicant: Alexander Sassaroli; Steven Harris Architects

Proposed Work: Replace all front windows on levels G through 5 with wood windows that were previously approved under App #22.0760 BH. Change muntin width from 3/4" to 7/8" for approved replacement wood windows

Project Representative: Alexander Sassaroli presenting.

Documents Presented: The Commissioners reviewed a presentation consisting of photos of existing conditions and plans for the proposed work.

Discussion Topics: The Commissioners discussed the appropriateness of the proposed windows and the material and glass type to be used in the proposed windows. Also considered were the windows recently approved at other properties on the street, the previous approval details, and the dimensions of the individual window components.

Public Comment: Richelle Gewertz of the Beacon Hill Civic Association (BHCA) supported the application. Renee Knilans, resident of 35 Beacon Street expressed concern about the type of glass to be used.

COMMISSIONER M. KIEFER MOTIONED TO APPROVE THE APPLICATIONS WITH PROVISOS. COMMISSIONER A. RICHMOND SECONDED THE MOTION. THE VOTE WAS 4:1:0 (Y: AG, EF, MK, AR)(N: AA)

- Interior glass glaze to be determined by subcommittee*

*This element of the application was later withdrawn by the applicant after the hearing

APP # 22.1420 BH 28 MOUNT VERNON STREET

6:16PM

Applicant: Judith Doyno

Proposed Work: New light fixture, repaint front entryway

Project Representative: Judith Dyono presenting.

Documents Presented: The Commissioners reviewed a presentation consisting of photos of existing conditions and renderings of the proposed work. A digital paint swatch was also presented.

Discussion Topics: The Commissioners discussed the appropriateness of the proposed front entryway paint in relation to surrounding buildings as well as the design and placement of the light fixture. The Commission also asked for evidence, in the form of historic photos that the proposed fascia board existed on the property at any point in time.

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Public Comment: Richelle Gewertz of the Beacon Hill Civic Association (BHCA) supported the application.

COMMISSIONER M. KIEFER MOTIONED TO APPROVE THE APPLICATIONS WITH PROVISOS. COMMISSIONER A. RICHMOND SECONDED THE MOTION. THE VOTE WAS 5:0:0 (Y: AA, AG, EF, MK, AR)

- *Fascia board to be installed only if evidence can be presented that it is an original feature of the building.*
- *Paint is not to be removed from brick.*

APP # 23.0134 BH 68 PINCKNEY STREET

6:35PM

Applicant: Holly Fetter

Proposed Work: Benjamin Moore Louisburg Green HC-113

Project Representative: Monika Pauli presenting.

Documents Presented: The Commissioners reviewed a presentation consisting of photos of existing conditions and a digital paint swatch of the proposed color.

Discussion Topics: The Commissioners discussed the appropriateness of the proposed paint color and finish, as well as other door colors on the block. The Commission also discussed that the neighborhood was historically more colorful and how the lack of color today is a modern taste trend.

Public Comment: Richelle Gewertz of the Beacon Hill Civic Association (BHCA) supported the application.

COMMISSIONER M. KIEFER MOTIONED TO APPROVE THE APPLICATIONS AS SUBMITTED. COMMISSIONER E. FLECK SECONDED THE MOTION. THE VOTE WAS 5:0:0 (Y: AA, AG, EF, MK, AR)

APP # 23.0301 BH 67 WEST CEDAR STREET

6:40PM

Applicant: Guy Grassi

Proposed Work: New intercom, door hardware, and brass kick plates, new light fixture, repair and repaint existing wood panels at basement level window openings, repaint masonry, refinish front doors (*See Additional Items under Administrative Review*).

Project Representative: Guy Grassi presenting.

Documents Presented: The Commissioners reviewed a presentation consisting of photos of existing conditions and design plans for the proposed work, renderings were also supplied.

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Discussion Topics: The Commissioners discussed the color and design of the basement level windows, the entry vestibule wood panels as well as the condition of the windows. They also discussed the material of the proposed door hardware, the illumination of the intercom, and the appearance and location of the light fixture.

Public Comment: Richelle Gewertz of the Beacon Hill Civic Association (BHCA) supported the application but recommended use of more traditional door hardware and intercom materials.

COMMISSIONER M. KIEFER MOTIONED TO APPROVE THE APPLICATIONS AS SUBMITTED. COMMISSIONER A. ALLEN SECONDED THE MOTION. THE VOTE WAS 5:0:0 (Y: AA, AG, EF, MK, AR)

APP # 23.0276 BH 1 STRONG PLACE

6:58PM

Applicant: Chris Devor

Proposed Work: Ratification of unapproved Ring Doorbell, replace deteriorated wooden window sills, replace the cement window well with granite well, paint front door black (See *Additional Work under Administrative Review*)

Project Representative: Chris Devor

Documents Presented: The Commissioners reviewed a presentation consisting of photos of existing conditions.

Discussion Topics: The Commissioners discussed the material and location of the doorbell. They also discussed the treatment/material of the window sills and the appropriateness of the proposed door color. Additional items discussed include, the window trim, the condition and age of the existing windows

Public Comment: Richelle Gewertz of the Beacon Hill Civic Association (BHCA) requested shop drawings from the applicant.

COMMISSIONER M. KIEFER MOTIONED TO APPROVE THE APPLICATIONS WITH PROVISOS. COMMISSIONER A. RICHMOND SECONDED THE MOTION. VOTE WAS 5:0:0 (Y: AA, AG, EF, MK, and AR)

- *That the sills will be rebuilt in wood usina the same profile as existina. without metal flashina. The wood shall be painted to match the existina. It is recommended that a sustainable hardwood species, though this is not regulated by the Commission.*
- *The window sash sets and frame are to remain. but the brick mold and window trim will be rebuilt in kind. Once rebuilt. the existina shutter pintels will be reset into the correct position so that the shutters fit perfectly into the window onenina when closed. The existing shutter dogs shall remain or reset into the original locations within the wall.*

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- The basement window well shall be rebuilt in kind usina arנית. The shave and dimensions of the well may not change from existing without historic documentation of its preexisting condition.
- The support stars are to be repainted in black.
- The front door may be finished in black as applied; the finish should be an eggshell, or semi-gloss.
- The doorbell must be covered in a brass plate. Staff will forward options under a separate email as a provisos to the ratification of violation number.

APP # 23.0227 BH 20 MOUNT VERNON STREET

7:28PM

Applicant: James Borzell

Proposed Work: New copper chimney cap

Applicant failed to appear

**COMMISSIONER M. KIEFER MOTIONED TO DENY THE APPLICATION W/O
PREJUDICE DUE TO FAILURE TO APPEAR. COMMISSIONER A. ALLEN
SECONDED THE MOTION. THE VOTE WAS 5:0:0 (Y: AA, AG, EF, MK, and AR)**

APP # 23.0288 BH 44 CHESTNUT STREET

7:29PM

Applicant: Rob Ferree

Proposed Work: Replace roof deck in kind (See Additional Work under Administrative Review)

Project Representative: Rob Ferree Devor presenting.

Documents Presented: The Commissioners reviewed a presentation consisting of photos of existing conditions and plans for the proposed work.

Discussion Topics: The Commissioners discussed the visibility of the roof deck, the need for a fascia board under the deck, the placement of the deck on the roof, and the previous approval from the 1980s.

Public Comment: Richelle Gewertz of the Beacon Hill Civic Association (BHCA) supported the application.



COMMISSIONER A. RICHMOND MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER E. FLECK SECONDED THE MOTION. THE VOTE WAS 5:0:0 (Y: AA, AG, EF, MK, and AR)

- That the deck will be lowered as much as possible to the ell roof.
- That a simple fascia board will be constructed on all sides within the purview of the commission to conceal the deck support system

DISTRICT-WIDE

7:40PM

Applicant: City of Boston

Proposed Work: Discussion and vote on proposed Community Preservation Act Plaque Policy

Project Representative: City of Boston (Nicholas Armata).

Documents Presented: The Commissioners reviewed the proposed plaques which are required in order to receive CPA Funds.

Discussion Topics: The Commissioners discussed their desire for all proposed plaques to be reviewed by the Commission in full due to the guideline in the

District’s standards that indicate the type and amount of commemorative plaques permitted on each structure.

Public Comment: Richelle Gewertz of the Beacon Hill Civic Association (BHCA) spoke in opposition of any plaque that does not mean the BH district guidelines.

NO VOTE WAS TAKEN

III. ADMINISTRATIVE REVIEW/APPROVAL:

APP # 23.0257 BH 4 ACORN STREET: Replace the stool, compromised mulls and brick molds at the front elevation 1st floor window unit. All work and paint to match existing

APP # 23.0238 BH 61 BEACON STREET: Repair and repaint fire escape in kind

APP # 23.0223 BH 64 BEACON STREET: Replace rotted wood on recessed panel enclosure of overhead door assembly above the Branch Street curb cut at the rear of 64 Beacon Street. Any required replacement of interior frame and exterior panel enclosure will be of wood to match the existing in material and dimensions. Prime and paint two coats of existing black color

APP # 23.0286 BH 84 BEACON STREET: Replace steel staircase in kind, reinstall existing granite steps

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APP # 23.0175 BH **87 BEACON STREET:** Rebuild rear garden wall in kind

APP # 23.0111 BH **37 BRIMMER STREET:** At front façade, level five, replace two , 4 over 4, double hung, wood, true divided light windows in kind, at front façade level four, replace two, wood casement windows in kind. This project was previously approved in 2018

APP # 23.0288 BH **44 CHESTNUT STREET:** Repoint chimney in kind (See Additional Items Under Design Review)

APP # 23.0252 BH **18 HANCOCK STREET #3:** Replace four front and two rear second floor (non-historic) windows. Maintain original wood frames, brick molding and wood sills, fabricate new wood sash sets keeping the existing frames. Front elevation windows will be 1 over 1 double hung sash sets. The two rear elevation windows will be 2 over 2, double hung, true divided light sash sets. The new sash sets would be wood, mortise & tenon fabrication using clear glass. All sash rails would match an original period correct window. Rear elevation would be a 3/4" interior muntin width profile on 2/2's, sill pitch to match the existing wood sill: 3/16". All new sash would be oil based glazed at the exterior and finish painted Tri-Corn Black to match the rest of the building

APP # 23.0219 BH **28 MOUNT VERNON STREET:** Install tree guard

APP # 23.0220 BH **99 MYRTLE STREET:** Repair and repaint fire escape in kind

APP # 23.0247 BH **73 PINCKNEY STREET:** Cut and repoint brick façade in kind, repaint wood surfaces to match existing

APP # 23.0276 BH **1 STRONG PLACE:** Replace aluminum downspout with copper version, repaint the rusted iron stars on the front of the house black, Page 4 of 4 remove rust stains on window headers, repoint brick façade in kind, repair sidewalk in front of 0 Strong Place by installing granite curb to match the rest of the street (See Additional Work under Design Review)

APP # 23.0287 BH **52 TEMPLE STREET:** Repair and repaint fire escape in kind

APP # 23.0291 BH **1 WALNUT STREET:** Paint existing windows, trim and cornice in kind

APP # 23.0230 BH **3 WALNUT STREET (Unit #2):** Replace all second floor (2 over 2) windows (aluminum 1980's simulated divided light jamb liners). Install new mahogany, true divided light wood, double hung sash sets. The existing older frames, wood sills and brick molding would remain and not be replaced. All new wood sash would be painted Black Forest Green to match the existing color at the exterior. Muntin design: 3/4" interior width and profile to match period. 3/16" exterior wood stem and glazing. All wood styles would be a thin design from the mid 1800's. The existing painted copper at the bay would also remain. Window total: ten windows at front elevation, one window at alley, three windows at side elevation

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APP # 23.0301 BH 67 WEST CEDAR STREET: Repair and restore exterior, repair and repaint windows and trim in kind, replace existing storms and screens, repair and repaint existing entry handrails, remove existing fire balcony at roof dormers, re-pitch existing gutter, clean and restore granite base (See Additional Items Under Design Review)

Public Comment: There was no public comment.

COMMISSIONER M. KIEFER MOTIONED TO APPROVE THE APPLICATIONS EN MASSE AS SUBMITTED. COMMISSIONER A. GIVEN SECONDED THE MOTION. THE VOTE WAS 4:0:1 (Y: AA, AG, EF, AR)(ABS: AR FOR 37 BRIMMER, EF FOR 67 WEST CEDAR)

IV. RATIFICATION OF SEPTEMBER 15, 2022 PUBLIC HEARING MINUTES

- *M. Kiefer made an amendment updating the minutes to reflect that he was absent from the September 15, 2022*

COMMISSIONER A. ALLEN MOTIONED TO RATIFY THE SEPTEMBER 15 2022 HEARING MINUTES. COMMISSIONER A. GIVEN SECONDED THE MOTION. THE VOTE WAS 3:0:2 (Y: AA, AG, EF,) (ABS: AR, MK)

V. ADJOURNMENT: 8:01PM

COMMISSIONER A. ALLEN MOTIONED TO ADJOURN THE HEARING. COMMISSIONER A. GIVEN SECONDED THE MOTION. THE VOTE WAS 5:0:0 (Y: AA, AG, EF, MK, and AR)